

**PLANNING AND ZONING COMMISSION
MEETING MINUTES
April 18, 2006**

PURSUANT TO THE A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE PLANNING AND ZONING COMMISSION AND TO THE GENERAL PUBLIC THAT THE PLANNING AND ZONING COMMISSION WILL HOLD A MEETING OPEN TO THE PUBLIC ON **April 18, 2006, AT 7:00 P.M.**, IN THE COUNCIL CHAMBERS, 113 S. FIRST STREET, WILLIAMS, ARIZONA

- 1. Work Session Commission Training – Point of Order.
Public Hearing Procedure
Study- Hillside Development Regulations
Proposed Rezoning – Ponderosa Ridge**

The work session was called to order at 7:03 p.m.

Carolyn Smith explained what and how to use a “Point of Order” as defined by Roberts Rules.

Phyllis Johnson described the proper procedure for conducting a public hearing, saying there is a 3 minute time limit on speakers and there is no decision during this part of the process. Carolyn mentioned that if there are many speakers on the same topic, the Chair doesn’t have to recognize everyone, but can choose a representative sample of speakers. Phyllis went on to outline the procedure for approving the subject of the hearing.

Phyllis discussed the Hillside Development regulations, saying they are based on Sedona’s regulation.

Phyllis explained and answered several questions about the issue on the agenda later.

- 2. Call to Order.**

B. Massey called the meeting to order at 7:36 p.m.

- 3. Roll Call:**

<u> X </u>	Chairman Massey	<u> X </u>	Vice-Commissioner Peters
<u> X </u>	Commissioner Barnes	<u> X </u>	Commissioner Cowan
<u> X </u>	Commissioner Stapley	<u> X </u>	Commissioner Kimball
<u> X </u>	Commissioner Kelley		

Present from staff: Glenn Cornwell, Phyllis Johnson and Carolyn Smith

- 4. Pledge of Allegiance.**

B. Massey led the pledge.

5. Adopt Agenda.

B. Kimball moved to adopt the agenda. K. Peters seconded. Motion carried.

6. Approval of minutes of February 21 and March 21, 2006

K. Peters moved to approve the February and March minutes. M. Cowan seconded. Motion carried.

7. Public Participation

None

8. Case RZ -06-02 Ponderosa Ridge.

Recess to Public Hearing

Reconvene Regular Planning and Zoning Session

Discussion and decision.

B. Stapley moved to recess to public hearing. B. Kimball seconded. Commission recessed at 7:42 p.m.

Robyn Eckel, resident, expressed her objection to the proposed development saying she values the open space and doesn't see the value in cramming more houses into the area. She asked what the benefit to the City is. B. Massey explained that it was private property and the owner could develop it as they want and it would increase the tax base. B. Stapley said it would extend the infrastructure out towards the airport. Glenn said the developer is interested in maintaining the natural contours of the property and will have CC&R's. Phyllis said the current zoning is CBD and the previous zoning was for mobile homes; the proposed use is less dense than either of those.

Travis Bard, developer responded to Robyn saying he wants the best for the City. He addressed the Grand Canyon Blvd. easement and said the Economic Development Committee is working toward a frontage road to take the heavy traffic out of the neighborhoods and will make the Grand Canyon Blvd through their project a smaller access route than now required. They're second ingress/egress will be through Cataract Creek development, and they are working together to accomplish this. He is talking to Mr. Stoneman about the Grand Canyon Blvd easement and is asking for the rezoning so he knows what issues need to be addressed.

B. Stapley moved to reconvene the regular session. B. Kimball seconded. Regular session resumed at 8:05 p.m.

K. Peters asked if this project will provide infrastructure to projects closer to town. Glenn said there are a couple of small sites closer.

K. Peters asked when the total build out will be done. Travis said it depends on water and he anticipates 4 to 8 years. He understands there is no water approval at this time. B. Stapley asked what phase the water/sewer loop would be. Travis said it depends on the engineering. Glenn said Cataract Creek is doing a FEMA study which will determine water flows. B. Stapley asked if the CC&R's would be similar to the golf course. Travis said yes, this is not a gated community. M. Cowan asked about the availability of APS and Unisource. Glenn said APS is planning a new substation especially if the Theme Park goes in. Travis said he has approached Unisource for information, and Glenn said they have a gas line very close to this location now.

B. Massey asked to have an 18 month sunset clause on the rezoning. K. Peters asked to make the rezoning conditional on the Grand Canyon Bl. easement.

K. Peters moved to approve the rezoning request by Sunhill Mountain LLC with the following restrictions:

1. Items of the DRT requirements must have satisfactory resolution, in writing, with the City Staff.
2. Staff and Engineering requirements and concerns must be satisfied in writing.
3. Written coordination and an easement between Cataract Creek and Ponderosa Ridge for secondary ingress/egress and public utilities.
4. Developer must submit a final plat within 18 months from the allocation of water, or the zoning reverts to CBD. Developer may request in writing a 6 month from the City Council
5. Grand Canyon Blvd. to be looped to Airport Rd., however, the road cross section may change from "major collector" status if an alternative is created paralleling I-40.

B. Stapley seconded. Motion carried with M. Cowan voting no.

9. Discussion and decision regarding Hillside Development Regulations.

B. Stapley moved to table this item. B. Kelley seconded. Motion carried.

10. Staff Update

- Phyllis gave an update on the water situation submitted by Ron Stilwell, water superintendent, and will have a more detailed report next meeting
- Highland Meadows Place, Phase 3A&B has submitted their final plat
- On the agenda for next month: phase 1 final plat of Escalante at Williams Mountain (formerly Williams Mountain Village); Cataract Creek Estates preliminary plat & rezoning request.
- Pinecrest 2 is ready to start selling lots
- Forest Cyn. Estates and Williams Hills Estates have ingress/egress issues
- There have been several inquiries about the Garland Prairie area
- She is working on pamphlets to guide the public through the P&Z process

11. Adjourn.

B. Kelley moved to adjourn. B. Kimball seconded. Meeting adjourned at 8:48 p.m.

Brad Massey

Carolyn Smith